

03/18/02

**Committee Members Attending: Dan Michnik**  
**Jeff Grenzebach, Chairman**  
**Lou Depowski**  
**Phil Sgamma**  
**Eileen Boylan**  
**Wendy Salvati**  
**John Moulin**

**Agenda Item I - Natale Professional Office Building - 9280 Main Street**

Angelo Natale presented plans for a 7,500 sq. ft. office building and 2,400 sq. ft. warehouse. His business is primarily residential construction. He will house some equipment in the warehouse including tools, one backhoe, one dump truck, and a pickup. He also will be performing some limited shop work.

Mr. Natale is requesting an additional 300' rezoning to Commercial District in the rear of the property. The construction materials would be brick and decorative block. The height of the building would be about 16'. He would like to maintain the look of the area. The property will be maintained properly as they do with all of their properties.

There is about 12" of topsoil on top of rock on the whole site. They will have to receive a Health Dept. Permit on a septic system. They are surrounded by the Canine Academy to the West and a vacant house and barn to the East that was recently sold to the Visone's. A drainage plan will be prepared for the Engineer's Office. Currently, the property drains to the North, where Sloan Miller has a Site Contracting business.

Wendy Salvati suggested that Mr. Natale look at shared access opportunities with the adjacent landowners.

**ACTION: Motion by Eileen Boylan, seconded by Wendy Salvati, that the MRC recommend to the Town Board that a Negative Declaration be issued after a thorough review of the EAF Part I & II and agency correspondence.**

**VOTING: All Ayes.**

**MOTION PASSED**

**Agenda Item II - Uniland Office Buildings - 8100 Sheridan Drive 13 acres**

Brian Cook, agent for Uniland, presented the site plan for two office buildings at 8100 Sheridan Drive. One building would be on the upper part of the escarpment and one building would be on the lower portion. A revised traffic analysis has been submitted to the NYSDOT planning office for review and approval. Copies of the report were distributed to board members. Mr. Cook explained the revisions to the board. The full build out of the project would still require a traffic signal at the entrance.

Jim Callahan said that the Town has received comments from the NYSDEC on drainage and escarpment impacts. Uniland has also met with the Conservation Advisory Council on impacts to the escarpment. Uniland is considering different alternatives. They will make a formal response to the concerns raised. Uniland has an existing five-story building in their Sheridan Meadows Office Park.

The results of the Phase IB archeological study recommends that no further investigation is

warranted. The land had been farmed for many years previously. The road may be moved more to the West to preserve the old oak trees that are on the property. Uniland is concerned about the slope of the drive and the cost of rock excavation. They wanted to wind it around the escarpment to create a unique experience.

Dan Michnik asked Mr. Cook why they did not build a five-story building in Amherst. Brian said that it was the context of that particular site. On this site (in Clarence) there is a much better view.

**ACTION: Motion by Lou Depowski, seconded by Wendy Salvati, that the board table this item until a response is received from NYSDOT on the revised traffic study and that Uniland Development address the issue of height mitigation.**

**VOTING: All Ayes.**

**MOTION PASSED**

### **Agenda Item III - Highland Park Subdivision**

Bill Schutt presented the concept plan for the proposed 16 single-family lot subdivision. This project involves the extension of Fieldbrook Drive about 800' to the East with associated utilities. The total project area consists of about 16 acres. There is some flood plain and wetlands present along the creek area. There would be a detention pond with a discharge pipe to the creek that would be regulated by DEC.

**ACTION: Motion by Wendy Salvati, seconded by Jeff Grenzebach, that the board recommend that the Town Board solicit for Lead Agency status and begin the thirty-day comment period with involved agencies.**

**VOTING: All Ayes.**

**MOTION PASSED**

### **Agenda Item IV - Strickler Road Estates**

Neal Kochis from William Schutt & Assoc. presented plans for a 23 lot single-family subdivision on 80 acres of land north of Greiner Road. They have five lots over five acres. The remaining 18 lots are around 2.3 acres each. There is a berm shown on the plans that is subject to change.

The land is currently zoned agricultural and they are not proposing to change that. An archeological investigation will be undertaken as well as a wetland delineation. The soils will be tested for percolation in order to obtain Health Dept. permits.

There will be some deed restrictions placed on the land in order to protect the developer's interests in maintaining tree cover and architectural controls on the buildings.

**ACTION: Motion by Wendy Salvati, seconded by Jeff Grenzebach, that the board recommend that the Town Board solicit for Lead Agency status and begin the thirty-day comment period with involved agencies.**

**VOTING: All Ayes.**

**MOTION PASSED**

**Item V- Ken Smith Automotive**

This item was tabled due to a lack of responses from involved agencies.

**Item VI- Vito Pace Open Development Area**

This item was tabled due to a lack of responses from involved agencies.

Meeting adjourned @ 9:00 p.m.